

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- 1) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 2) An approved geotechnical report. Please see attached Geologic and Soils Engineering review sheet (Comments G1, G2, S3, S4, and S5) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 3) Provide a report for the onsite infiltration rate. Please see attached Geologic and Soils Engineering review sheet (Comment S1) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 4) Provide chemical test results. Please see attached Geologic and Soils Engineering review sheet (Comment S2) for comments and requirements.
- 5) Please see attached Grading review sheet (Comments 2 to 5) for comments and requirements.
- 6) An approved traffic study. Please see attached Road review sheet (Comment 1) for comments and requirements.
- 7) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- 8) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- 9) Outlet approval from the City of Industry is required. Please see attached Sewer review sheet (Comment 3) for requirement.
- 10) Provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.

- 11) A revised tentative map and/or exhibit map are required to show the following additional items:
- a. Please see attached Grading review sheet (Comments 1 and 6) for comments and requirements.
 - b. Please see attached Road review sheet (Comment 2) for comments and requirements.
 - c. Please see attached Sewer review sheet (Comment 4) for comments and requirements.
 - d. Please see attached Water review sheet (Comment 2) for comments and requirements.

HW

Prepared by John Chin

Phone (626) 458-4918

Date 12-16-2014



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 072916

TENTATIVE MAP DATED 11/19/14
EXHIBIT MAP 11/19/14

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by *Ernesto Rivera* Date 12/15/14 Phone (626) 458-4921
Ernesto J Rivera

**County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803**

PCA LX001129/A885

Telephone: (626) 458-4925

| | | | | | |
|---------------------------------------|-------------------------|---------------------|-------------------------------|--------------|--|
| Tentative Parcel Map | 72916 | Tentative Map Dated | 11/19/14 (Exhibit) | Parent Tract | |
| Grading By Subdivider? [Y] (Y or N) | 151,264_yd ³ | Location | Rowland Heights | APN | |
| Geologist | --- | Subdivider | Rowland Ranch Properties, LLC | | |
| Soils Engineer | --- | Engineer/Arch. | Thienes Engineering, Inc. | | |

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: _____

References: _____

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

As previously requested:

- G1. Provide a geotechnical report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/Manual.pdf>
- G2. Based on the State of California Seismic Hazard Maps, the subject site is located in a mapped area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code §2697 and California Code of Regulations §3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the *Manual for Preparation of Geotechnical Reports* and policy memo GS045.0 prepared by the County of Los Angeles Department of Public Works, (both available for download at: <http://dpw.lacounty.gov/gmed>), and the California Geological Survey's Special Publication 117A. Provide this office with a digital copy of the report for review and distribution to the State of California.
- S1. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.
- S2. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.
- S3. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
 - d. All recommended mitigation measures, as necessary.
- S4. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S5. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Jeremy Wan
Soils Section

Ricardo Lopez-Maldonado
Geology Section

Date 12/11/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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1. A revised tentative map and exhibit map is required to show the following additional items:
 - a. As previously requested, provide Los Angeles County benchmark information. The benchmark shown, W-3, is not a County-approved benchmark.
 - b. As previously requested, retaining wall information (if applicable). All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes (provide details).
 - c. Indicate the method of discharge at the low point (southwest corner) at Gale Avenue. That is, either gravity flow, pumped flow, detained flow, etc.
 - d. Show existing contour lines and elevations for the project site and at the project boundary, including the existing drainage pattern from all neighboring properties. Also, indicate additional finished grade elevations on adjoining properties.
 - e. Provide cross-section details showing existing condition and proposed improvements (if any) at the project's boundary.
2. As previously requested, approval of the latest hydrology report and MS4 permit requirements approved by the Storm Drain and Hydrology Section of Land Development Division.
3. As previously requested, coordination with City of Industry may be required to authorize improvements over the City/County jurisdiction line and to accept drainage crossing the City/County line.
4. As previously requested, show and call out all required improvements (wall, fences, etc.) along the property line.
5. As previously requested, approval from the Union Pacific Railroad may be required for encroachment and/or construction within their property (if applicable).
6. See additional grading comments as shown in the attached file (2014-11-18 TTR 72916 Tentative Exhibit Map checkprint.pdf) which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TPM%2072916%20GP/>

 Name Tony Hui Date 12/10/2014 Phone (626) 458-4921

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, a traffic study is required using the County's methodology for evaluating intersections. Please contact Andrew Ngumba of our Traffic and Lighting division at (626) 300-4851.
2. As previously requested, a revised tentative map and exhibit map are required to show the following items:
 - a. Provide line of sight easements on the tentative map for a 55 mph design speed on Gale Avenue from the proposed driveways and any existing access road serving the project. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Additional on-site grading may be required.
 - b. Accurately depict all line of sight easements on the site from all the driveways along Gale Avenue on the maps, street improvement plans the landscaping and the grading plans. No structures or improvements should obstruct the line of sight
 - c. No monuments or pylon sign shall obstruct the line of sight.
 - d. See additional comments on the tentative map, the exhibit map and the site plan.

EXISTING LEGAL DESCRIPTION:

(APN: 8264-021-020 - COUNTY OF LOS ANGELES)

THAT PORTION OF THE RANCHO LA PUENTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS THE JOHN A. ROWLAND 166.64 ALLOTMENT OF THE PARTITION OF PART OF SAID RANCHO AS SHOWN ON THE MAP FILED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 5800 AND SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732 AS PER MAP FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

THE FOLLOWING DESCRIPTION IS NOT A PART OF VESTING TENTATIVE PARCEL MAP NO. 072916, HOWEVER IS A PART OF THE PROJECT SITE PLAN; SEE DETAILS ON SHEET 2. (APN: 8264-021-027 - CITY OF INDUSTRY)

THAT PORTION OF RAILROAD STREET, 50 FEET WIDE, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO LA PUENTE, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, AND VACATED BY RESOLUTION NO. 1186 OF THE CITY COUNCIL OF SAID COUNTY, A COPY OF WHICH RECORDED MAY 2, 1983 AS INSTRUMENT NO. 83-486268, OFFICIAL RECORDS OF SAID COUNTY, WHICH LIES BETWEEN THE NORTHERLY PROLONGATIONS OF THE EASTERLY AND WESTERLY LINES OF THAT CERTAIN PARCEL SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732, AS PER MAP FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

EXISTING SITE CONDITIONS:

THE SITE IS CURRENTLY A NATURAL DIRT LOT WITH NATIVE GRASSES AND VEGETATION WITH THE EXCEPTION OF A NEWLY CONSTRUCTED ROAD THAT SPLITTS THE SITE FROM NORTH TO SOUTH. IN GENERAL, THE NORTHERLY HALF OF THE SITE SLOPES TO THE NORTH WITH AN OVERALL MAXIMUM OF APPROXIMATELY 20 FEET TO AN EXISTING CONC. CURB. THE SOUTHERLY HALF OF THE SITE SLOPES TO THE SOUTHWESTERLY DIRECTION WITH AN OVERALL FALL OF APPROXIMATELY 22 FEET. THE EASTERLY PORTION OF THE SITE TENDS TO BE HIGHER THAN GALE AVENUE WHILE THE WESTERLY HALF IS MORE LEVEL WITH GALE AVENUE. THE SITE IS ELEVATED ABOVE THE ADJACENT SITES TO THE EAST AND WEST. THE STREET SLOPES ENTIRELY TO THE NORTH AND IS GENERALLY ELEVATED ABOVE THE NATURAL GROUND.

ZONING:

EXISTING LEGAL DESCRIPTION OF PARCEL A:

"C50" LOS ANGELES COUNTY COMMUNITY STANDARDS DISTRICT ROWLAND HEIGHTS.

EXISTING LEGAL DESCRIPTION OF PARCEL B:

"I" (INDUSTRIAL) CITY OF INDUSTRY

PROPOSED LAND USE IS SHOWN TO BE "INDUSTRIAL" IN THE "ROLAND HEIGHTS GENERAL PLAN". THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING INTERNET MAPPING OUTPUT SHOWS THE LAND TO BE ZONED "I-15-50" (RESTRICTED HEAVY MANUFACTURING-BILLBOARD EXCLUSION)

BENCHMARK:

NGVD'29 PLUS 2.37' EQUALS L.A. CO. BM NAVD '88'). CITY OF INDUSTRY BENCHMARK NO. 74-3 FOUND BRASS CAP MONUMENT IN THE SOUTH CURB OF WALNUT DRIVE APPROXIMATELY MIDWAY BETWEEN OTTERBEIN STREET AND NOGALES ST., APPROXIMATELY 40 FEET EASTERLY OF STREET LIGHT #1869782. ADJACENT TO FIRE HYDRANT, ABOUT 5 FEET WESTERLY OF EASTERLY DRIVEWAY TO PACIFIC STORAGE, 19102 WALNUT DRIVE. ELEVATION = 455.233' (NOV 29 / FOUND 08/20/06)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN CSRS CORS STATIONS "CC00" AND "EWPP"; BOTH PUBLISHED ON CSRS DATA SHEETS, BEING N 68°10'01.026" E (2011.00 EPOCH).

PROTECTED TREE STATEMENT:

THERE ARE NO EXISTING ON-SITE OAK TREES AND OTHER PROTECTED TREES. EXISTING ON-SITE TREES & LANDSCAPE WILL BE REMOVED.

PROPOSED METHOD OF SEWAGE DISPOSAL:

A PROPOSED 8" SEWER LINE WILL CONNECT TO AN EXISTING 12" SEWER VCP SEWER LINE WHICH FLOWS WEST TO EAST IN VACATED RAILROAD STREET ALONG THE NORTHERLY SIDE OF PROJECT.

PROPOSED METHOD OF FLOOD AND EROSION DISPOSAL:

ON-SITE RUNOFF FROM THE DEVELOPMENT WILL BE COLLECTED BY GRATE INLETS AND CATCH BASINS THROUGHOUT THE SITE. WATER QUALITY FEATURES INCLUDING CATCH BASIN INSERTS, UNDERGROUND STORAGE TO PROMOTE INFILTRATION AND BIOTENTION AREAS WILL BE UTILIZED THROUGHOUT THE SITE. AFTER TREATMENT, STORM DRAIN SYSTEMS WILL CONVEY STORMWATER RUNOFF TO EXISTING L.A.C.D.P.W. STORM DRAINS LOCATED AT THE NORTHWEST CORNER OF THE SITE AND IN GALE AVENUE TO THE SOUTH OF THE SITE. THE EXISTING PUBLIC STORM DRAIN SYSTEMS CONTINUE NORTHERLY UNDER THE RAILROAD TRACKS AND ULTIMATELY DISCHARGE INTO SAN JOSE CREEK LOCATED NORTH OF THE PROJECT SITE.

PROJECT DESCRIPTION:

PROPOSED PARCEL 1: DEVELOPMENT OF FOUR (4) RETAIL BUILDINGS FOR COMMERCIAL/CONDOMINIUM PURPOSES. ONE AND TWO STORY BUILDINGS WITH PARTIAL UNDERGROUND PARKING.

PROPOSED PARCEL 2: DEVELOPMENT OF ONE (6) STORY BUILDINGS FOR HOTEL PURPOSES. PHASE I: FULL SERVICE - HOTEL "A" WITH PROPOSED 275 KEYS.

PROPOSED PARCEL 3: DEVELOPMENT OF ONE (6) STORY BUILDING FOR HOTEL PURPOSES. PHASE II: SELECT SERVICE - HOTEL "B" WITH PROPOSED 202 KEYS.

SITE ADDRESS:

EXISTING ADDRESS OF PARCEL A: 18800 GALE AVE., L.A. COUNTY, CA
EXISTING ADDRESS OF PARCEL B: NO SITE ADDRESS, CITY OF INDUSTRY, CA

PROPOSED ADDRESS: TO BE DETERMINED AT TIME OF PERMIT AND PLAN SUBMITTAL.

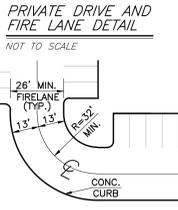
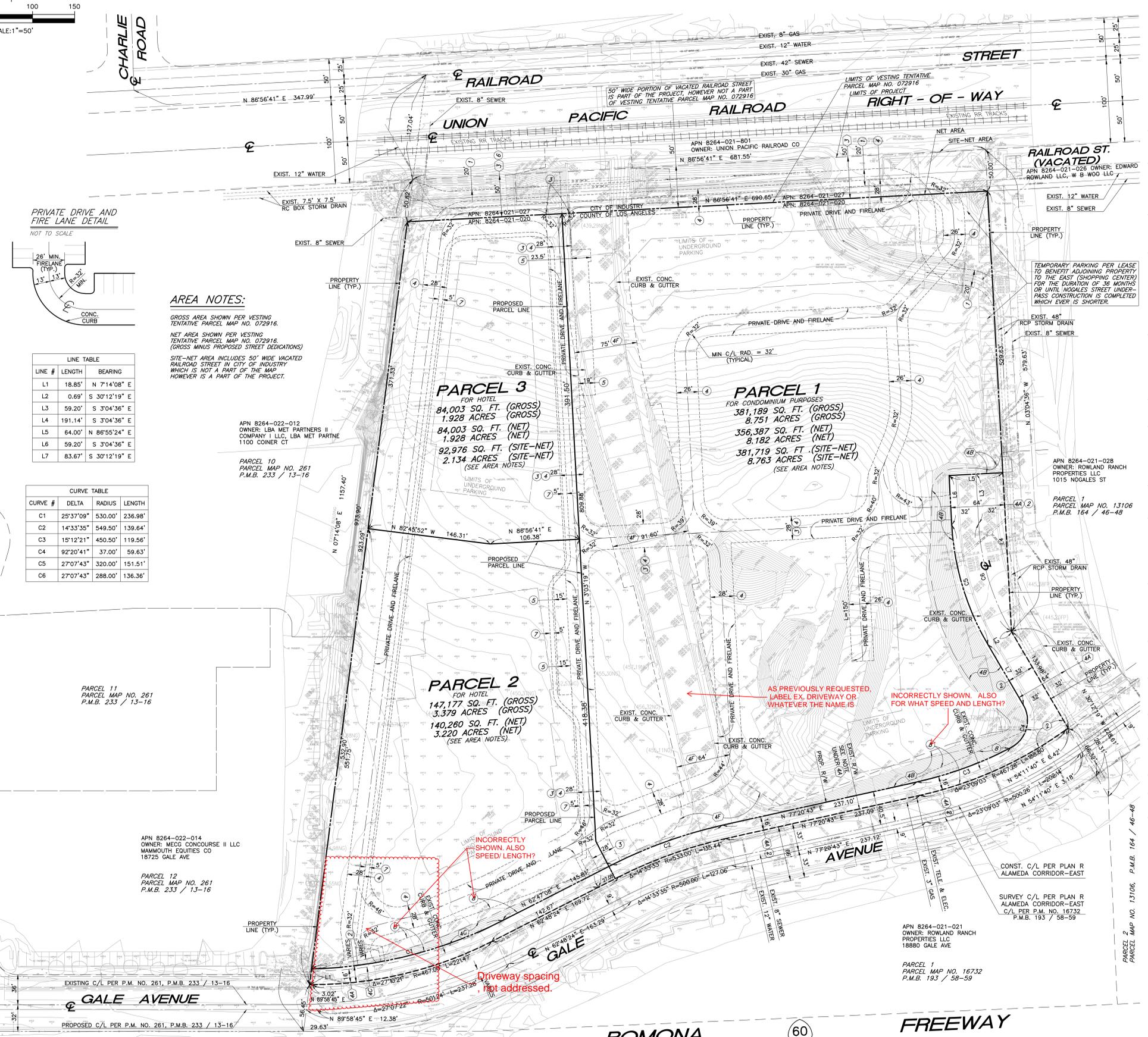
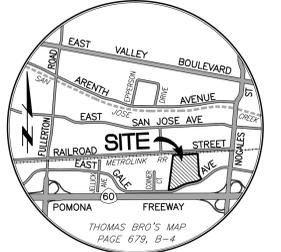
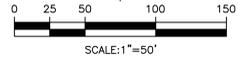
REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|--|----------|
| 1 | REVISED PER SUBDIVISION COMMITTEE MEETING 07/10/14 | 08/25/14 |
| 2 | REVISED PER NEW SITE PLAN DATED 10/28/14 | 10/28/14 |
| 3 | REVISED PER NEW SITE PLAN | 11/18/14 |
| 4 | | |
| 5 | | |

VESTING TENTATIVE PARCEL MAP NO. 072916
MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



AREA NOTES:

GROSS AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916.
NET AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916. (GROSS MINUS PROPOSED STREET DEDICATIONS)
SITE-NET AREA INCLUDES 50' WIDE VACATED RAILROAD STREET IN CITY OF INDUSTRY WHICH IS NOT A PART OF THE MAP, HOWEVER IS A PART OF THE PROJECT.

LINE TABLE

| LINE # | LENGTH | BEARING |
|--------|---------|---------------|
| L1 | 18.85' | N 7°14'08" E |
| L2 | 0.69' | S 30°12'19" E |
| L3 | 59.20' | S 3°04'36" E |
| L4 | 191.14' | S 3°04'36" E |
| L5 | 64.00' | N 86°55'24" E |
| L6 | 59.20' | S 3°04'36" E |
| L7 | 83.67' | S 30°12'19" E |

CURVE TABLE

| CURVE # | DELTA | RADIUS | LENGTH |
|---------|-----------|---------|---------|
| C1 | 25°37'09" | 530.00' | 236.98' |
| C2 | 14°33'35" | 549.50' | 139.64' |
| C3 | 15°12'21" | 450.50' | 119.56' |
| C4 | 92°20'41" | 37.00' | 59.63' |
| C5 | 27°07'43" | 320.00' | 151.51' |
| C6 | 27°07'43" | 288.00' | 136.36' |

EXISTING EASEMENTS:

- ACCESS RIGHTS TO OR FROM POMONA FREEWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED BY FINAL ORDER OF CONDEMNATION RECORDED JANUARY 13, 1981, BOOK 01092, PAGE 90, OF OFFICIAL RECORDS. (RELINQUISHED ACCESS RIGHTS TO REMAIN)
- EASEMENT: (THIS EASEMENT NOT PLOTTED HEREON, SEE BELOW) GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES AUGUST 30, 1971, INSTRUMENT NO. 2025, OF O.R. RECORDED: SAID EASEMENT WAS OUTLINED NOVEMBER 12, 2013 BY INST. NO. 2013-1604882, O.R. AND THUS IS NOT PLOTTED HEREON)
- EASEMENT: GRANTED TO: DSL SERVICE COMPANY PURPOSE: SANITARY SEWER AND WATERLINE AND INCIDENTAL PURPOSES RECORDED: JANUARY 23, 1984, INSTRUMENT NO. 84-86161, O.R. (EASEMENT TO REMAIN AND PLOTTED HEREON)
- EASEMENT AS CONDEMNED BY FINAL DECREE OF CONDEMNATION, SUPERIOR COURT OF LOS ANGELES COUNTY CASE NO.: B450 378 014 IN FAVOR OF: ALAMEDA CORRIDOR - EAST CONSTRUCTION AUTHORITY, ON BEHALF OF THE SAN GABRIEL VALLEY COUNCIL OF GOVERNORS PURPOSE: JUDGMENT IN CONDEMNATION RECORDED: FEBRUARY 11, 2013, INSTRUMENT NO. 20130216061, O.R. AFFECTS: PARCELS 8264-021-027 AND 8264-021-027 A FINAL ORDER OF CONDEMNATION RECORDED MARCH 21, 2013 AS INSTRUMENT NO. 20130425099 OF OFFICIAL RECORDS. EASEMENTS PLOTTED HEREON AS FOLLOWS:
 - 4A. PERMANENT EASEMENT: ACE PARCEL NO. 20PP-PE (PORTION OF EASEMENT OVER SUBJECT SITE WILL BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED AND THOSE PORTIONS WILL BE DEDICATED FOR PUBLIC STREET PURPOSES TO THE COUNTY OF LOS ANGELES ON PARCEL MAP BY PROPOSED EASEMENT #2) NOTE: SAID EXISTING EASEMENT #4A IS NOT PARALLEL AND CONCENTRIC WITH STREET CENTERLINES HOWEVER PROPOSED EASEMENT #2 WILL BE.
 - 4B. SEWER EASEMENT: ACE PARCEL NO. 20PP-SE1 (EASEMENT TO BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)
 - 4C. SEWER EASEMENT: ACE PARCEL NO. 20PP-SE2 (EASEMENT TO BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)
- (THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENTS ARE NOT DESCRIBED IN SAID DOCUMENT AND ARE NOT PLOTTED HEREON)
 - 4D. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-TC1 (EASEMENT TO BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)
 - 4E. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-TC2 (EASEMENT TO BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)
- (THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENTS ARE NOT DESCRIBED IN SAID DOCUMENT, PLOTTED HEREON BY CONSTRUCTION DRAWINGS AND SIMILAR AREA):
 - 4F. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-TC3 (EASEMENT TO BE OUTCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

PROPOSED EASEMENTS:

- A 20' WIDE STORM DRAIN EASEMENT TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP. NOTE: PORTION OF EASEMENT OVER VACATED RAILROAD STREET (APN: 8264-021-027) TO BE GRANTED TO THE COUNTY OF LOS ANGELES BY SEPARATE INSTRUMENT.
- EASEMENTS FOR PUBLIC STREET PURPOSES TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP. NOTE: THESE EASEMENTS TO REPLACE THE OUTCLAIM OF EXISTING EASEMENT #4A WHICH ARE NOT PARALLEL AND CONCENTRIC WITH STREET CENTERLINES.
- A 28' AND VARIABLE WIDTH RECIPROCAL INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TO BE RESERVED ON PARCEL MAP.
- PRIVATE DRIVE AND FIRELANE TO BE RESERVED ON PARCEL MAP. NOTE: PORTION OF PRIVATE DRIVE AND FIRELANE OVER VACATED RAILROAD STREET (APN: 8264-021-027) FOR THE BENEFIT OF PARCELS 2 AND 3 SHALL BE GRANTED BY SEPARATE INSTRUMENT. SEE PROJECT DETAIL ON SHEET 2 OF 2.
- RECIPROCAL STORM DRAIN EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TO BE RESERVED ON PARCEL MAP.
- 50' WIDE INGRESS, EGRESS, PARKING AND UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 WILL BE GRANTED BY SEPARATE INSTRUMENT. (SEE PROJECT DETAIL ON SHEET 2 OF 2)
- RECIPROCAL FIRE LINE EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 TO BE RESERVED ON PARCEL MAP.
- INDICATES LINE OF SIGHT EASEMENTS TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.

APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
4349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714)521-4811 FAX: (714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

[Signature] 11/18/14
DATE

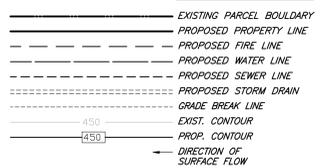
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/15
brian@thieneseng.com



EXHIBIT "A" VESTING TENTATIVE PARCEL MAP NO. 072916 MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LINE LEGEND:



LEGEND:

- ABAN ABANDONED
- ACC ACCEPTED
- AC ASPHALTIC CONCRETE
- ANG ANGLE POINT
- BC BEGINNING OF CURVE
- BLDG BUILDING
- BRMP BOTTOM OF RAMP
- BSTEP BOTTOM STEP
- BW BACK OF WALK
- CAV CABLE TELEVISION
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CC & #S CONDITIONS AND RESTRICTIONS
- C&E COUNTY ENGINEER'S FIELD BOOK
- CF CURB FACE
- C/L CENTERLINE
- CL CHAIN LINK FENCE
- CONC CONCRETE
- CONC CONCRETE
- DA DELTA-CENTRAL ANGLE
- DA DELTA-CENTRAL ANGLE
- DCV DETECTOR CHECK VALVE
- DESC DESCRIBED
- DI DRAIN INLET
- D/W DRIVEWAY
- EA EASTERLY
- EC EDGE OF CONCRETE
- EC END OF CURVE
- EM ELECTRIC
- EMH ELECTRIC METER
- EMH ELECTRIC MAN HOLE
- EMH ELECTRIC PULL BOX
- ESMT EASEMENT
- FD FOUND
- FD FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FL FIRE LINE
- FL AT INSIDE WALL CB
- FNC FENCE
- FINISH FINISH
- FS FINISH SURFACE
- FR FRONT WALK
- FR FINISH OF DRAINAGE FLOW
- GA GAS
- GM GAS METER
- GP GUARD POST
- GTE GENERAL TELEPHONE CONDUIT
- GTE MH GENERAL TELEPHONE MANHOLE
- GTE VLT GENERAL TELEPHONE VAULT
- GV GAS VALVE
- HW HOLE
- HC HANDICAP RAMP
- ICB IRRIGATION CONTROL VALVE
- ICB IRRIGATION CONTROL VALVE
- INST INSTRUMENT NUMBER
- INT INTERSECTION
- INLET INLET
- IRP IRON PIPE
- L LENGTH
- LIP LIP OF GUTTER
- LP LIGHT POLE
- LSP LICENSED SURVEYOR
- L&T LEAD AND TAG
- L&T LEAD AND TAG
- LOT LOT
- LT LIGHT STANDARD
- LT STD LIGHT STANDARD
- M MEASURED
- MH MANHOLE
- MON MONITORING WELL
- N NORTH
- N'LY NORTHERLY
- N.A.P. NOT A PART
- NE NORTHEAST
- NEC NORTHEAST CORNER
- NE'LY NORTHEASTLY
- NG NATURAL GROUND
- NH NUMBER
- NW NORTHWEST
- NWC NORTHWEST CORNER
- NW'LY NORTHWESTLY
- OIL W.O. OIL WASTE WATER LINE
- OFF OFF
- O/S OFF SET
- PLANTER AREA
- PB PULL BOX
- PCC POINT OF COMPOUND CURVE
- PCC PARCEL
- PEDESTAL
- PROD PROPOSED
- PVI POST INDICATOR VALVE
- PKWY PARKWAY
- P.M. PARCEL MAP
- P.M.B. PARCEL MAP BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT ON CURVE
- P.O.C. POINT OF CONNECTION
- P.O.S. POINT ON SLOPE
- PP POWER POLE
- PRC POINT OF REVERSE CURVE
- PROD PROLONGATION
- PRD PRELIMINARY TITLE REPORT
- PWD PARKWAY DRAIN
- R 11 W RADIUS
- RAD RADIAL
- R.C.B. REINFORCED CONCRETE BOX
- RCE REGISTERED CIVIL ENGINEER
- RECLW RECLAIMED WATER LINE
- RD ROOF DRAIN
- R.D.F.B. ROAD DEPARTMENT FIELD BOOK
- R RECORD
- REF REFERENCE
- RET RETAINING
- RR RAILROAD
- R/W RIGHT OF WAY
- S SOUTHERLY
- S&W SPIKE & WASHER
- S&W SOUTHERN GAS DRIVEN FUEL LINE
- SCD SEWER CLEAN OUT
- SD STORM DRAIN
- SDM STORM DRAIN MANHOLE
- SE SOUTHEAST
- SE SOUTHEASTLY
- SEC SECTION
- SEC 7 SQUARE FEET
- SPN SEARCHED, FOUND NOTHING
- SLCB STREET LIGHT CONTROL BOX
- SLPB STREET LIGHT PULL BOX
- SMH SEWER MANHOLE
- SP SIGN POST
- ST STREET LIGHT
- SW SW
- SWC SOUTHWEST CORNER
- SW'LY SOUTHWESTLY
- SW&T SPIKE WASHER & TIN
- SW&T SOUTHWEST
- T 3 S TOP OF CURB
- TE TELEPHONE ENCLOSURE
- TELE TELEPHONE
- TELE SWITCH BOX
- TO 10' TR 10' DIAMETER TREE
- TOE TOP OF SLOPE
- TOP TRUE POINT OF BEGINNING
- TR TRANSFORMER
- TRAMP TOP OF RAMP
- TRC TRAFFIC SIGNAL CONTROL BOX
- TSCB TRAFFIC SIGNAL CONTROL BOX
- TSPB TRAFFIC SIGNAL PULL BOX
- TSTEP TOP OF STEP
- TW TOP OF WALL
- TYP TYPICAL
- UG UNDERGROUND CONDUIT
- ULT ULTIMATE
- UTIL UTILITY
- UTIL BOX UTILITY BOX
- UTIL CAB UTILITY CABINET
- VAL VALLEY GUTTER
- VAL VALLEY
- W WEST
- W WEST
- W'LY WESTERLY
- WA WATER ASSEMBLY
- WF WOOD FENCE
- WFO WROUGHT IRON FENCE
- WM WATER METER
- WMO WATER SHUT OFF VALVE
- WV WATER VALVE
- W.V.T. WATER VALVE
- W.V.T. CROSS ARM
- W.V.T. TREE
- W.V.T. PALM TREE

AREA NOTES:

GROSS AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916.
NET AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916.
(GROSS MINUS PROPOSED STREET DEDICATIONS)
SITE-NET AREA INCLUDES 50' WIDE VACATED RAILROAD STREET IN CITY OF INDUSTRY WHICH IS NOT A PART OF THE MAP HOWEVER IS A PART OF THE PROJECT.

LINE TABLE

| LINE # | LENGTH | BEARING |
|--------|---------|---------------|
| L1 | 18.85' | N 7°14'08" E |
| L2 | 0.69' | S 30°12'19" E |
| L3 | 59.20' | S 3°04'36" E |
| L4 | 191.14' | S 3°04'36" E |
| L5 | 64.00' | N 86°58'24" E |
| L6 | 59.20' | S 3°04'36" E |
| L7 | 83.67' | S 30°12'19" E |

CURVE TABLE

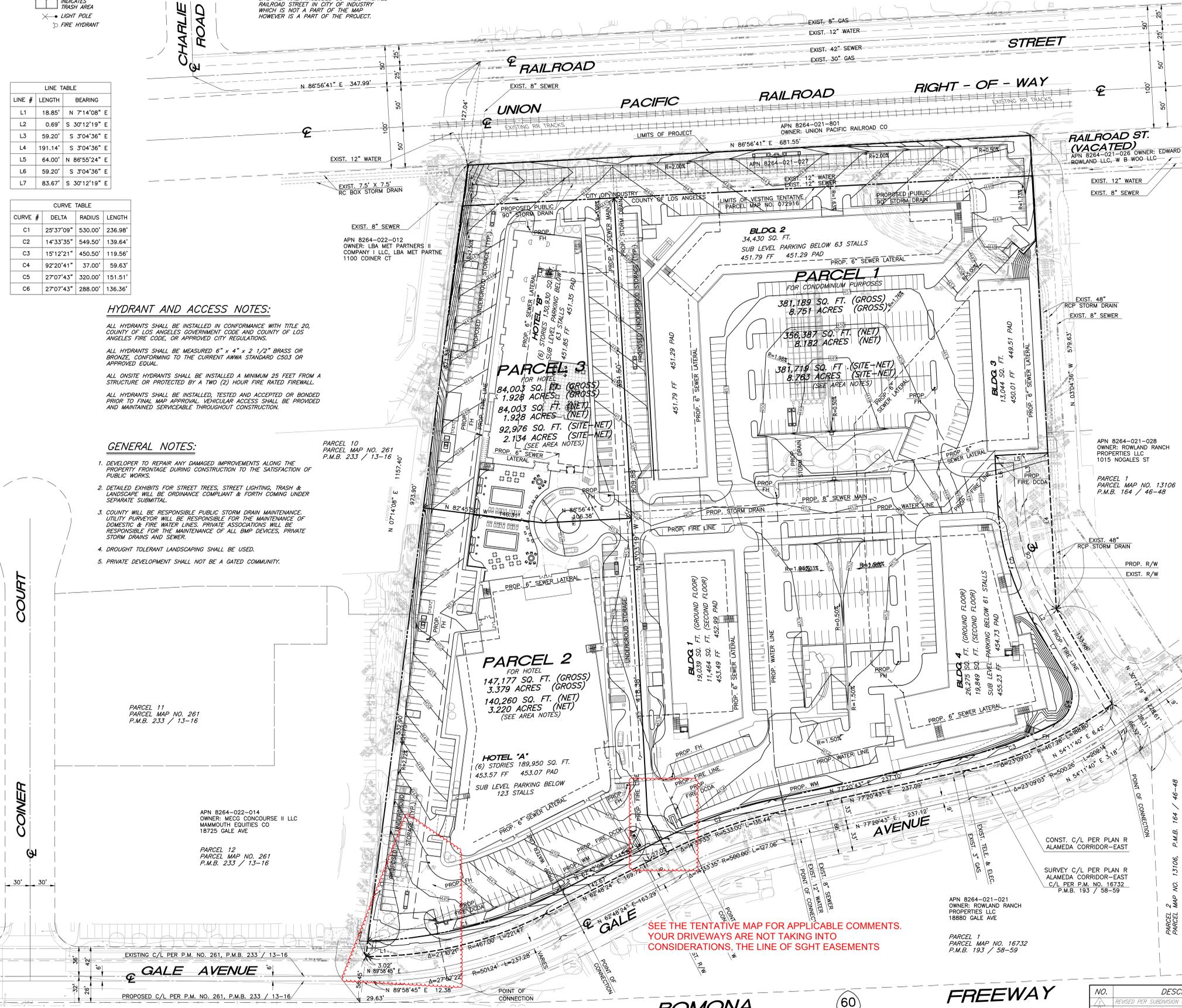
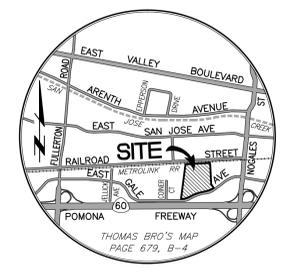
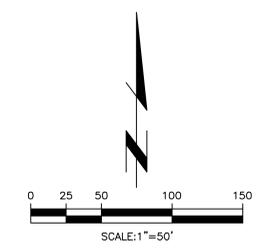
| CURVE # | DELTA | RADIUS | LENGTH |
|---------|-----------|---------|---------|
| C1 | 25°37'09" | 530.00' | 236.98' |
| C2 | 14°33'35" | 549.50' | 139.64' |
| C3 | 15°12'21" | 450.50' | 119.56' |
| C4 | 92°20'41" | 37.00' | 59.63' |
| C5 | 27°07'43" | 320.00' | 151.51' |
| C6 | 27°07'43" | 288.00' | 136.36' |

HYDRANT AND ACCESS NOTES:

ALL HYDRANTS SHALL BE INSTALLED IN CONFORMANCE WITH TITLE 20, COUNTY OF LOS ANGELES GOVERNMENT CODE AND COUNTY OF LOS ANGELES FIRE CODE, OR APPROVED CITY REGULATIONS.
ALL HYDRANTS SHALL BE MEASURED 6" x 4" x 2 1/2" BRASS OR BRONZE, CONFORMING TO THE CURRENT ANWA STANDARD CS03 OR APPROVED EQUAL.
ALL ONSITE HYDRANTS SHALL BE INSTALLED A MINIMUM 25 FEET FROM A STRUCTURE OR PROTECTED BY A TWO (2) HOUR FIRE RATED FIREWALL.
ALL HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED OR BONDED PRIOR TO FINAL MAP APPROVAL. VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.

GENERAL NOTES:

- DEVELOPER TO REPAIR ANY DAMAGED IMPROVEMENTS ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION TO THE SATISFACTION OF PUBLIC WORKS.
- DETAILED EXHIBITS FOR STREET TREES, STREET LIGHTING, TRASH & LANDSCAPE WILL BE ORDINANCE COMPLIANT & FORTH COMING UNDER SEPARATE SUBMITTAL.
- COUNTY WILL BE RESPONSIBLE PUBLIC STORM DRAIN MAINTENANCE. UTILITY PROVIDER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DOMESTIC & FIRE WATER LINES. PRIVATE ASSOCIATIONS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BMP DEVICES, PRIVATE STORM DRAINS AND SEWER.
- DROUGHT TOLERANT LANDSCAPING SHALL BE USED.
- PRIVATE DEVELOPMENT SHALL NOT BE A GATED COMMUNITY.



PRELIMINARY EARTHWORK

SITE NAME: Parallax - Gale Avenue - LA County - Rowland Ranch
LOCATION: 18800 Gale Avenue, Los Angeles County, CA
CLIENT: Parallax Investment Corporation
JOB NO. 3090 PRIMARY
PROJECT
COORDINATOR JEFF POTTER
SOURCE: 3090EW.dwg

| BLDG PAD AREA: | UNIT |
|---|-------------|
| A. SITE AREA: | 620,075 SF |
| B. STRIPPING: | 0.000 FT |
| C. SUBSIDENCE: | 0.100 FT |
| D. SHRINKAGE FACTOR: | 0.100 FT/FT |
| E. CALCULATED CUT- MATERIAL AVAILABLE | 184,094 CY |
| REDUCTIONS TO MATERIAL AVAILABLE | |
| F. STRIPPING: (AxB)/27= | - CY |
| G. SUBSIDENCE: (AxC)/27= | (2,297) CY |
| H.1 SHRINKAGE: (D'E)= | (18,409) CY |
| H.2 SHRINKAGE - TOP 12 INCHES OF BLDG PAD | (434) CY |
| ADJUSTED CUT- MATERIAL AVAILABLE= | |
| Q. CALCULATED FILL- MATERIAL REQUIRED | 130,534 CY |
| TOTAL (IMPORT) OR EXPORT: | 41,109 CY |

PHASE I EARTHWORK

SITE NAME: Parallax - Gale Avenue - LA County - Rowland Ranch
LOCATION: 18800 Gale Avenue, Los Angeles County, CA
CLIENT: Parallax Investment Corporation
JOB NO. 3090 PHASE I
PROJECT
COORDINATOR JEFF POTTER
SOURCE: 3090EW-PH1.dwg

| BLDG PAD AREA: | UNIT |
|---|-------------|
| A. SITE AREA: | 620,075 SF |
| B. STRIPPING: | 0.000 FT |
| C. SUBSIDENCE: | 0.100 FT |
| D. SHRINKAGE FACTOR: | 0.100 FT/FT |
| E. CALCULATED CUT- MATERIAL AVAILABLE | 164,913 CY |
| REDUCTIONS TO MATERIAL AVAILABLE | |
| F. STRIPPING: (AxB)/27= | - CY |
| G. SUBSIDENCE: (AxC)/27= | (2,297) CY |
| H.1 SHRINKAGE: (D'E)= | (16,491) CY |
| H.2 SHRINKAGE - TOP 12 INCHES OF BLDG PAD | (359) CY |
| ADJUSTED CUT- MATERIAL AVAILABLE= | |
| Q. CALCULATED FILL- MATERIAL REQUIRED | 118,548 CY |
| TOTAL (IMPORT) OR EXPORT: | 35,586 CY |

APPLICANT / REPRESENTATIVE:

Thi Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

[Signature]

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|--|----------|
| 1 | REVISED PER SUBDIVISION COMMITTEE MEETING 02/10/14 | 02/25/14 |
| 2 | REVISED PER NEW SITE PLAN DATED 10/28/14 | 10/28/14 |
| 3 | REVISED PER NEW SITE PLAN | 11/18/14 |



Last Update: 11/18/14
0:\3090\TPM\3090_TPM-EXHIBIT-A.dwg

POMONA 60 FREEWAY

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system serving this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. As previously requested, outlet approval from the City of Industry is required.
4. As previously requested, a revised tentative map and/or exhibit map is required to show the following items:
 - a. Remove the sewer laterals under the footprints of the structures on the exhibit map.
 - b. Label the PC/CI on the existing County's main line sewer along Gale Avenue.
 - c. Show any off-site improvements required by the approved area study, if applicable.
 - d. Call out the proposed point of connection within the City of Industry.



Prepared by Tony Hui
Pm72916s rev1.doc

Phone (626) 458-4921

Date 12-10-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative map is required to show the following items:
 - a. If connections are needed, show and label existing water main lines with the name of corresponding water purveyor (existing main located within the City of Industry).
 - b. Show how proposed development (Parcel 1/building 1) is to be served by existing public water. Label the proposed water lateral to all building structures.



Prepared by Tony Hui
Pm72916w rev.doc

Phone (626) 458-4921

Date 12-16-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 072916 (Rev.)

Page 1/1

TENTATIVE MAP DATED 11-19-2014
EXHIBIT "A" MAP DATED 11-19-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:



Prepared by John Chin

Phone (626) 458-4918

Date 12-03-2014

pm72916L-rev1.doc

<http://planning.lacounty.gov/case/view/r2014-01529/>

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Parcel and Parcel Maps, Vesting Tentative Parcel and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and parcel/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by John Chin
pm72916L-rev1.doc
<http://planning.lacounty.gov/case/view/r2014-01529/>

Phone (626) 458-4918

Date 12-15-2014

Preliminary Road Condition

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate variable right-of-way on Gale Avenue along the project frontage .
2. Provide property line return radii of 27 feet at the intersections of any of the driveways to Gale Avenue.
3. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
4. The typical sections are not necessarily approved as shown.
5. The site plan is not necessarily approved as shown.
6. Construct curb, gutter, base, pavement, and sidewalk on Gale Avenue within the project frontage and appropriate offsite transition to the satisfaction of Public Works.
7. Repair any displaced, broken, or damaged curb, gutter, sidewalk, along the property frontage on Gale Avenue to the satisfaction of Public Works.
8. Construct driveway approaches at the site to the satisfaction of Public Works.
9. Plant street trees along the property frontage on Gale Avenue. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. Comply with Traffic and Lighting mitigations and conditions based on the approved Traffic Study.
11. Provide street light on concrete poles with underground wiring along the property frontage on Gale Avenue to the satisfaction of Public Works or as modified by the Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

12. Install postal delivery receptacles in groups to serve two or more residential units.
13. Provide adequate sight distance for a 55 mph design speed on Gale Avenue from all the access points. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Additional on-site grading may be required.
14. No monuments or pylon sign shall obstruct the line of sight.
15. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Sam Richards
Pm 72916r-rev1

Phone (626) 458-4921

Date 12-16-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

Prepared by 
Tony Hui
Pm72916w rev 1.doc

Phone (626) 458-4921

Date 12-10-2014